

RESERVATION INSTRUMENT

RE 612 (Rev. 10/95)

THIS IS NOT AN OFFER OR CONTRACT TO PURCHASE OR SELL

_____ (hereinafter "Subdivider")
(Subdivider)
acknowledges receipt from _____
(Name)
(hereinafter "Potential Buyer") of _____
(Address)
of the sum of \$ _____ for the reservation of _____
(Amount) (Lot or Unit Number)
in _____,
(Name of Subdivision)
County of _____, State of California.
(County)

Subdivider hereby reserves the above-identified lot or unit for Potential Buyer and represents that he will immediately place the deposit and a signed copy of this document in the following neutral escrow depository:

ESCROW NAME		STREET ADDRESS (Do not list Post Office box)	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

- This instrument does not create a contractual obligation to buy or sell on the part of either Subdivider or Potential Buyer. Either party may, at any time, cancel this reservation instrument without incurring liability to the other. In the event of cancellation by either party, the Subdivider shall return the deposit to the Potential Buyer within two business days or arrange for the escrow depository to do so. If the Subdivider returns the amount of the deposit directly to the Potential Buyer, the Potential Buyer shall direct the escrow depository to return the deposit to the Subdivider, and shall assign to the Subdivider, in writing, all rights and claims to the deposit. Alternatively, the Potential Buyer may go directly to the escrow depository for the refund. There may be deductions as provided in (2) below.*
- If Potential Buyer so requests by completing appropriate instructions below, subdivider will make arrangements with the escrow depository for the earning of interest on Potential Buyer's deposit. \$ _____ will be deducted by escrow depository from interest earned on the deposit as a charge for providing the service to Potential Buyer. The balance of the interest earned will be paid to Potential Buyer or credited to his/her account.
- By initialing here _____, Potential Buyer agrees to the payment of charges as set forth above and requests that the deposit be placed into an interest bearing account as follows:

NAME AS ACCOUNT IS TO BE HELD	TAXPAYER IDENTIFICATION NO. (Social Security No.)
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- CAVEAT: If the deposit is to be placed into an interest bearing account:
 - Escrow depository will not deposit funds into the account on Potential Buyer's behalf — and therefore interest will not accrue — until escrow depository has been notified that Potential Buyer's check has cleared.
 - There may be a delay in returning the deposit to Potential Buyer on his request.
 - There may be an interest penalty in the case of an early withdrawal from the account.
 - If after Potential Buyer has received a Final Subdivision Public Report for this subdivision, he enters into a contract with Subdivider to purchase the reserved subdivision interest, the deposit plus interest earned on the deposit, if any, may be applied toward purchase of the subdivision interest with the express authorization of Potential Buyer.
- The price and other terms of purchase of the subdivision interest will be those set forth in a purchase contract if Potential Buyer enters into one after receiving a copy of the Final Subdivision Public Report.

NAME OF SUBDIVIDER		SIGNATURE OF POTENTIAL BUYER	DATE
		»	
SIGNATURE OF AGENT	DATE	SIGNATURE OF POTENTIAL BUYER	DATE
»		»	